

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
January 17, 2024

NOTE TO PUBLIC: There is a video recording of this Planning Board meeting available on the Town website: <https://greenvilleme.com/boards/planning-board-meeting-video/>. The video recording is the official record of the Planning Board meeting. These Minutes reflect specific actions taken by the Planning Board (the “Board”) at the meeting and identify the discussions at the meeting.

Meeting called to order at: 5:00 p.m.

MEMBERS PRESENT: John Contreni, Chair, Lurline Arco, Secretary, Noel Wohlforth, David Case, Brent Ireland, Vacant (Alt. 1), Vacant (Alt. 2)

John noted that the Alternate 1 and Alternate 2 spots are still vacant. If you are interested, please apply through the Town’s website.

MEMBERS ABSENT: None

MEMBERS VIA ZOOM: None

ALSO PRESENT: Mike Roy (Town Manager)
Ronald Sarol (Code Enforcement Officer)

GUESTS: None

GUESTS VIA ZOOM: None

Conflict of Interest with any agenda item by Board members: None

Minutes: November 15, 2023, Public Hearing
November 15, 2023, Planning Board

Motion Made By: David moved to accept both sets of Minutes

Seconded by: Brent

Motion passed/failed: Passed 5-0

Additions or Deletions: None

Report from CEO: Ron reported on the period from 11/15/23 – 1/16/24. Ron continues to check the status of permits about to expire to verify progress and to assign 911 addresses and updating existing properties using the State’s Geo-Lynx Server. Ron presented the Board with a printout

of the Permit Report for the year 2023. Ron said it is not one hundred percent complete, he is still in the process of importing information but will provide the Board with a copy when completed. Permits for the year were 153, three above 2022. Ron presently has six new permits, on his desk, for single family homes. John inquired if any permits were issued for the Tumbledown Acres subdivision. Ron said a few lots have been sold, but no permits. John stated that at the November 15, 2023 Public Hearing, the Multigenerational Housing Overlay District was approved. He wanted to know if it is in the Ordinance yet. Ron said he will check with Tammy and get back to him. John also noted that the Town approved moving our quorum from 4 to 3.

Action Items: None

New Business: The Mandatory Housing Density Ordinance changes. Ron handed out a packet he received which outlines the meeting he attended with Hillary Gove and Benjamin Averill, Housing Opportunity Program Coordinators, from the State. John asked Ron how many people attended. Ron said besides himself, the CEO, Town Manager and Planning Board Chair from the Town of Guilford, were the only other people. Ron said he could not do their presentation justice and suggested that they come and give a presentation which he feels would be very beneficial. John agreed and asked Ron if he could schedule them to come to one of our regularly scheduled meetings. Ron also printed out The Affordable Housing Law; Guidance for Municipalities provided to him by John. John noted that any expenses incurred, up to \$10,000, will be reimbursable from the State. John asked Ron to keep track of his time as well as any legal fees we may incur for reimbursement. John said he also noted that this law gives towns authority to impose restrictions on short term rentals. John asked Ron to block out the sections of our Ordinance that will need to be changed for our next meeting. Mike said he was asked to be a panelist on a State webinar regarding short term rentals. Approximately 58-60 people attended. They were asked about challenges, positive and negative. The webinar was given by Grow Smart Maine, a virtual webinar for Short Term Rentals. In attendance was The Musson Group and a gentleman from LUPC who attended for the unorganized territories. Mike found out that Noel Musson of the Musson Group, is experienced in writing short term rental ordinances. David asked if he wrote Bar Harbor's ordinance. Mike did not know.

Items for Next Meeting: Review the information provided by Ron. A definition for Accessory Dwelling Unit ("ADU"). Possibly Hillary Gove and Benjamin Averill.

What's on your mind: Brent, John and Lurline passed. Noel thanked Mike for a job well done in removing snow from the sidewalks, especially in front of his house. David commented on the new paper in Town, the Moosehead Lakeshore Journal, that it is very informative and just great. John said that we have until July 1, 2024, to update our Ordinance and since it is State mandated, we don't need a Special Town Meeting. However, we should still host an informal session for town residents. Ron said that even if the Town does not approve, it goes into effect since State mandated.

Adjournment: Noel motioned to adjourn at 5:20. David seconds. Passed 5-0

